



14 Mill Lane

Managers Notes...

This brand new detached bungalow has been built to a high standard throughout by well-respected local builders A G Brown and Son and benefits from an attractive village lane location and lovely open views from the rear garden. The plot itself offers plenty of space for parking due to the generous driveway with turning bay in addition of course to the attached garage. There are also seeded gardens to the front and rear, with the rear garden featuring an extensive Limestone patio, which was in full sun during my visit, perfect for enjoying the aforementioned field views.

The accommodation includes a spacious lounge with French doors overlooking the garden and views, a breakfast kitchen and two double bedrooms together with the en-suite and bathroom. Early purchasers will also have the added benefit of being able to choose their own kitchen from a range of available options.

Butterwick is a popular village as unlike many others it does benefit from several amenities. With a public house, primary school and day nursery, village store, fish and chip shop, village hall and park it really does suit buyers of all ages.

- Brand New Detached Bungalow
- Sought-After Village Lane Location
- Private Garden With Open Views
- Garage and Generous Driveway
- Council Tax Band - TBC
- Two Double Bedrooms
- Bathroom & En-Suite
- Gas-Fired Central Heating
- Tenure - Freehold
- EPC - B '81' SAP



Entrance via a grey three square grained composite door with side light into the: '**L' Shaped Entrance Hall** – Having a built in storage cupboard, radiator, smoke alarm and alarm control panel. Doors are arranged off the Hall to:

Breakfast Kitchen 3.84m x 3.21m – The kitchen enjoys plenty of natural light and has uPVC window overlooking the rear garden and neighbouring field. Purchasers will have the benefit of selecting their kitchen from a range of options in arrangement with the builder.

Lounge 5.18m x 3.74m – The lounge is light and spacious, enjoying a double aspect with uPVC window to the side and French doors overlooking the garden and neighbouring field. Radiator, power points and two TV points.

Bedroom One 4.35m x 3.47m – A generous double bedroom with uPVC bow window overlooking the front. Radiator, power points and door to the en-suite shower room.

En-suite Shower Room – The shower room comprises a contemporary white suite of shower enclosure with thermostatic shower, vanity basin with mixer tap and cupboard and a low-profile WC, extractor fan and a heated towel rail.

Bedroom Two 3.47m x 2.86m – Also a good size double bedroom with uPVC window overlooking the front and radiator.

Bathroom 2.47m x 2.10m – The bathroom comprises a modern suite of low profile WC, panel bath with mixer tap, shower over and tiled surround, vanity basin with mixer tap and drawers below. Bathroom mirror, extractor fan and radiator.

Outside - The property is approached over a generous tarmac driveway with a turning bay to the front. The driveway extends alongside the property and leads up to main entrance and to the:

Garage 6.03m x 2.77m – With up/over door, power points, strip lighting and uPVC part-glazed door leading to the garden. The garage also houses the Viessmann gas-fired central heating boiler (complete with 12 year warranty) and has a cold water tap.

As can be seen from the photos, the rear garden features an extensive Sandstone patio and a seeded lawn bordered with fencing to the sides and a low fence to the rear, allowing the neighbouring field views to be fully appreciated. An outside floodlight has also been installed.









Agents Note.

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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Please Note: The photos of the recently seeded gardens have been enhanced for illustrative purposes.



Total area: approx. 91.8 sq. metres (988.3 sq. feet)

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